GENERAL NOTE

A REAL FOUNDATION DESIGN MUST BE SITE-SPECIFIC, ADJUSTED BASED ON SOIL TYPE, FLOODING, TERRAIN, WILDFIRES, EARTHQUAKES, AND OTHER LOCAL CIRCUMSTANCES. THIS DESIGN IS ONLY A TEMPLATE TO WORK FROM.

60'-0" [18000]

SERVICE WALKWAY

SLOPE UP 1:20 MAXIMUM

STEPS UP

SLOPE DOWN

RAMP ABOVE

24x36 [600x900] CRAWLSPACE ACCESS DOOR

FOUNDATION WALL W/ EXTERIOR BRICK FACING

CONCRETE FOOTING

BRICK STEPS, TYP

5% MIN SLOPE @ GRADE

DRIP FLASHING @ SHOWER DECKING

FOUNDATION WALL: CONCRETE W/ BRICK FACING WHEREVER VISIBLE

CONCRETE FOOTING

COURTYARD

DETAILS TO BE BASED ON CHOICE OF FOCUS (SEE NOTES 2-3)

FOCAL POINT (I.E. TREE, FOUNTAIN, OR SCULPTURE)

(3) 2x10 [28x235] BEAM CONNECTS WITH THE SURROUNDING STRUCTURE

(3) 2x10 [28x235] BEAM, TYP.

20 MIL VAPOR BARRIER, TYP.

CRAWLSPACE SCREENING SITS ON GRAVEL OR LAND-SCAPE PAVING. (SEE NOTE 3.)

NOTE: JOISTS CANTILEVER TOWARD COURTYARD, TO PROVIDE SPACE FOR ROOTS. (THIS IS NOT SO NECESSARY IF A SMALLER TREE IS HERE.)

12" [300] DIAMETER CONC PIER W/ ROOT-RESISTIVE MEMBRANE ON VERTICAL SURFACES BELOW GRADE

NOTE: IN BUSHFIRE AREAS, WHERE A TREE WILL PROBABLY NOT BE PUT IN THIS COURTYARD, THE CENTER PIERS AND BEAMS CAN BE SIMPLIFIED.

CRAWLSPACE

NOTE: FLOOR ABOVE SHALL BE INSULATED AND VENTILATED

20 MIL VAPOR BARRIER, TYP.

CONCRETE INNER PIER, TYP.

CONCRETE FOOTING, TYP.

BRICK PERIMETER LANDSCAPE PAVING: SEE NOTE 4

BRICK STEPS, TYP

1" [25] SEPARATION BETWEEN STEPS & PIER (TO BE FILLED IN, TO RESIST EMBER ATTACKS)

5% MIN SLOPE @ GRADE

PORCH POST ABOVE

BRICK PORCH PIER, TYP.

CRAWLSPACE SCREENING: FIBER CEMENT OR METAL FRAME THAT SUPPORTS DENSE SCREEN. SEE NOTE 3.

PERIMETER FRENCH DRAIN

SMALL OUTLETS PER LANDSCAPING

PAGE NOTES

1. IF MAIN FLOOR WERE RAISED (POSSIBLY A FUTURE RENOVATION), THEN THIS CRAWLSPACE COULD BE A CARPORT AND STORAGE AREA, LIKE A QUEENSLANDER HOUSE.

2. THE CENTRAL COURTYARD MAY HAVE A SIMPLER FOUNDATION IF, LIKE IN A BUSHFIRE-PRONE AREA, IT WOULDN'T HAVE A LARGE TREE.

3. IF IN A WILDFIRE ZONE, EVERY OPENING INTO THE CRAWLSPACE MUST BE SCREENED WITH A 1-2MM DENSE METAL MESH THAT CAN RESIST EMBER ATTACKS. SCREEN FRAMES SHALL BE MADE OF FIBER CEMENT OR METAL ELEMENTS.

4. PERIMETER PAVING ALLOWS FOR NO GUTTERS, EASY SWEEPING, FIRE RESISTANCE, AND FRENCH DRAINS THAT CAN REDISTRIBUTE SHOWER WATER TO SURROUNDING PLANTS.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0" [~1:50]

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FOUNDATION PLAN

A1.0

DOORS

- (A) 6-PANEL 36x80 [900x2000] SOLID DOOR & 36x16 [900x400] 3-LITE TRANSOM
- (B) 9-LITE 36x80 [900x2000] SOLID DOOR & 36x16 [900x400] 3-LITE TRANSOM
- (C) 1-PANEL 24x80 [600x2000] DOOR
- (D) BIFOLD 60x80 [1500x2000] DOOR
- (E) 15-LITE SLIDING (2x) 36x96 [1800x2400] GLASS DOORS

WINDOWS

- (1) DOUBLE-HUNG 36x72 [900x1800] WITH 2/2 DIVIDED LITES
- (2) FIXED 12x44 [300x1100] 3-LITE SIDELITE W/ FIXED 12x16 [300x400] TRANSOM

PAGE NOTES

1. FOCAL POINT IN COURTYARD MAY BE A TREE, FOUNTAIN, OR SCULPTURE.
2. WHEELCHAIR ACCESSIBILITY: FOLLOW INDUSTRY STANDARDS FOR AT LEAST ONE BATHROOM HERE.
3. THRESHOLD LEVEL TRANSITIONS MUST NOT EXCEED 0.5" (15MM) IN HEIGHT.
4. DECKING MUST BE TONGUE & GROOVE, ROT- & FIRE-RESISTANT BOARDS.

1ST FLOOR PLAN

SCALE: 1/4" = 1'-0" [~1:50]

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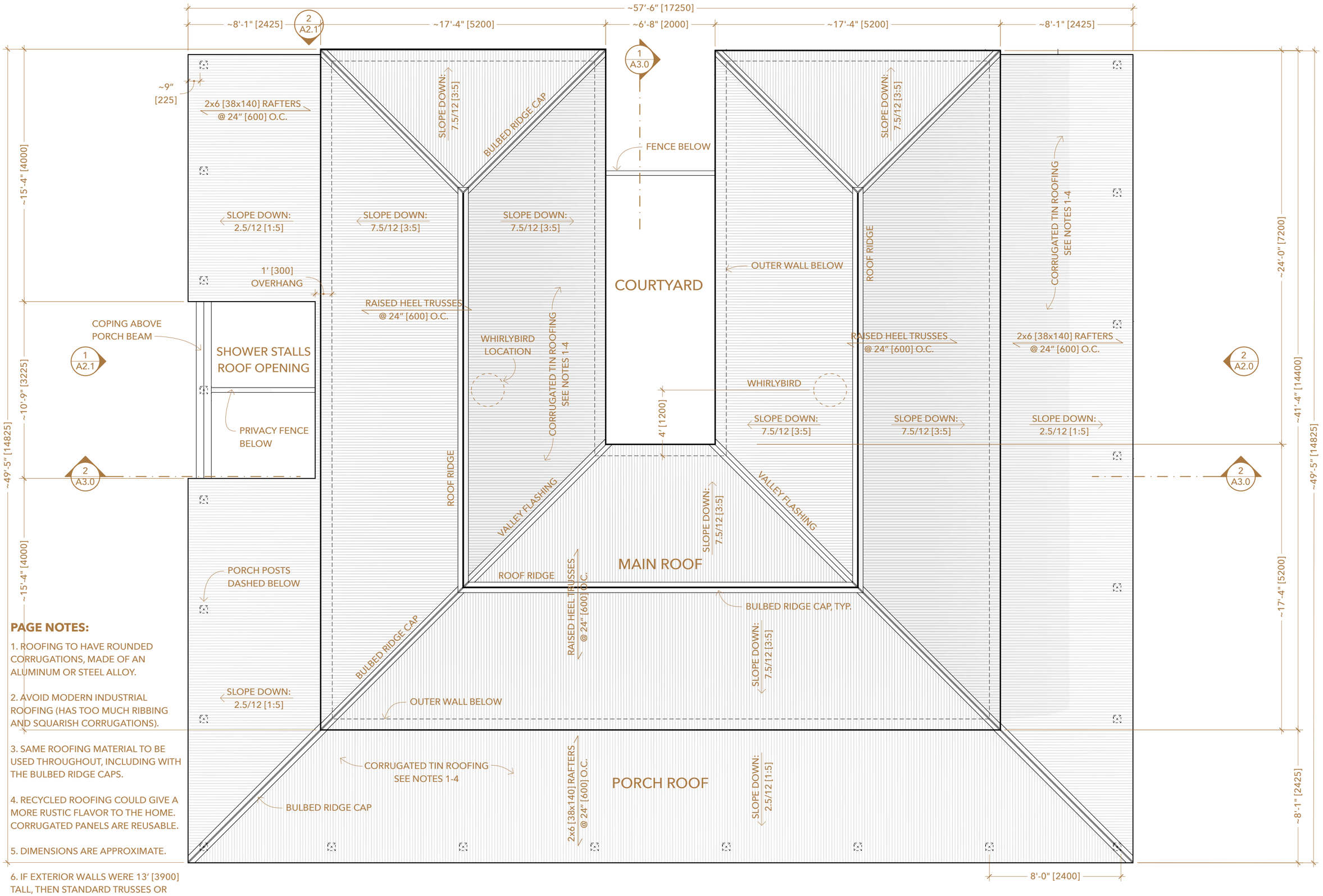
FLOOR PLAN

A1.1



PAGE NOTES:

1. ROOFING TO HAVE ROUNDED CORRUGATIONS, MADE OF AN ALUMINUM OR STEEL ALLOY.

2. AVOID MODERN INDUSTRIAL ROOFING (HAS TOO MUCH RIBBING AND SQUARISH CORRUGATIONS).

3. SAME ROOFING MATERIAL TO BE USED THROUGHOUT, INCLUDING WITH THE BULBED RIDGE CAPS.

4. RECYCLED ROOFING COULD GIVE A MORE RUSTIC FLAVOR TO THE HOME. CORRUGATED PANELS ARE REUSABLE.

5. DIMENSIONS ARE APPROXIMATE.

6. IF EXTERIOR WALLS WERE 13' [3900] TALL, THEN STANDARD TRUSSES OR RAFTERS CAN BE USED. THEN SUCH TALL WALLS WOULD LIKELY NEED ENGINEERING CALCULATIONS.

1 A2.0

1 ROOF PLAN

SCALE: 1/4" = 1'-0" [~1:50]

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ROOF PLAN

A1.2

PAGE NOTES:

1. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH DOMINANT ADJACENT DESIGN ELEMENTS.

2. VAULTED CEILING AT BED ALCOVE CAN BE MADE OF GYPSUM BOARD OR WOOD BOARDS. THIS FEATURE IS RELATIVELY SIMPLE TO BUILD, BUT MAY BE OMITTED PER OWNER'S REQUEST. ALSO, THE TWO CLOSETS COULD BE TWO LARGE WARDROBES INSTEAD.

3. VAULTED CEILING SPRINGING POINT IS 5' [1500] ABOVE FLOOR, PEAKING AT 8'-2" [2450]. NO HEADROOM CONFLICT.

4. CLOSET SHEATHING CAN BE EITHER WOOD PANELING OR GYPSUM BOARD.

1 A2.0

1 REFLECTED CEILING PLAN / ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" [~1:50]

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CEILING PLAN / ELECTRICAL

A1.3

PAGE NOTES:

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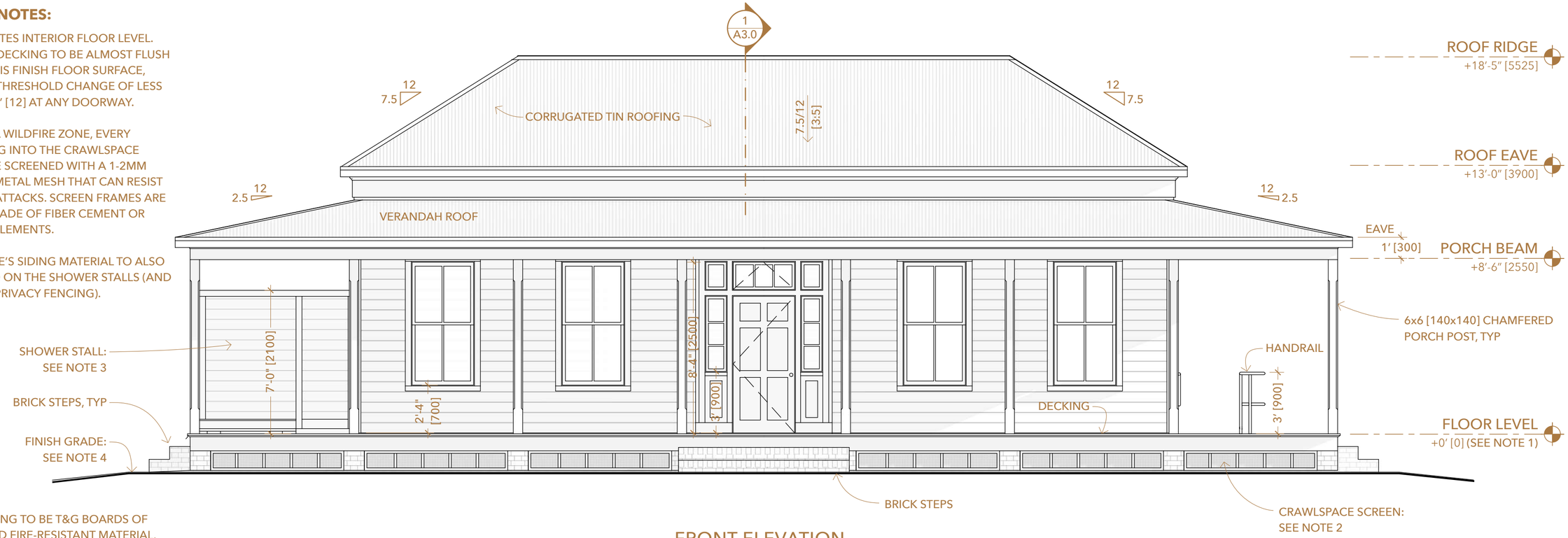
2. IF IN A WILDFIRE ZONE, EVERY OPENING INTO THE CRAWLSPACE MUST BE SCREENED WITH A 1-2MM DENSE METAL MESH THAT CAN RESIST EMBER ATTACKS. SCREEN FRAMES ARE TO BE MADE OF FIBER CEMENT OR METAL ELEMENTS.

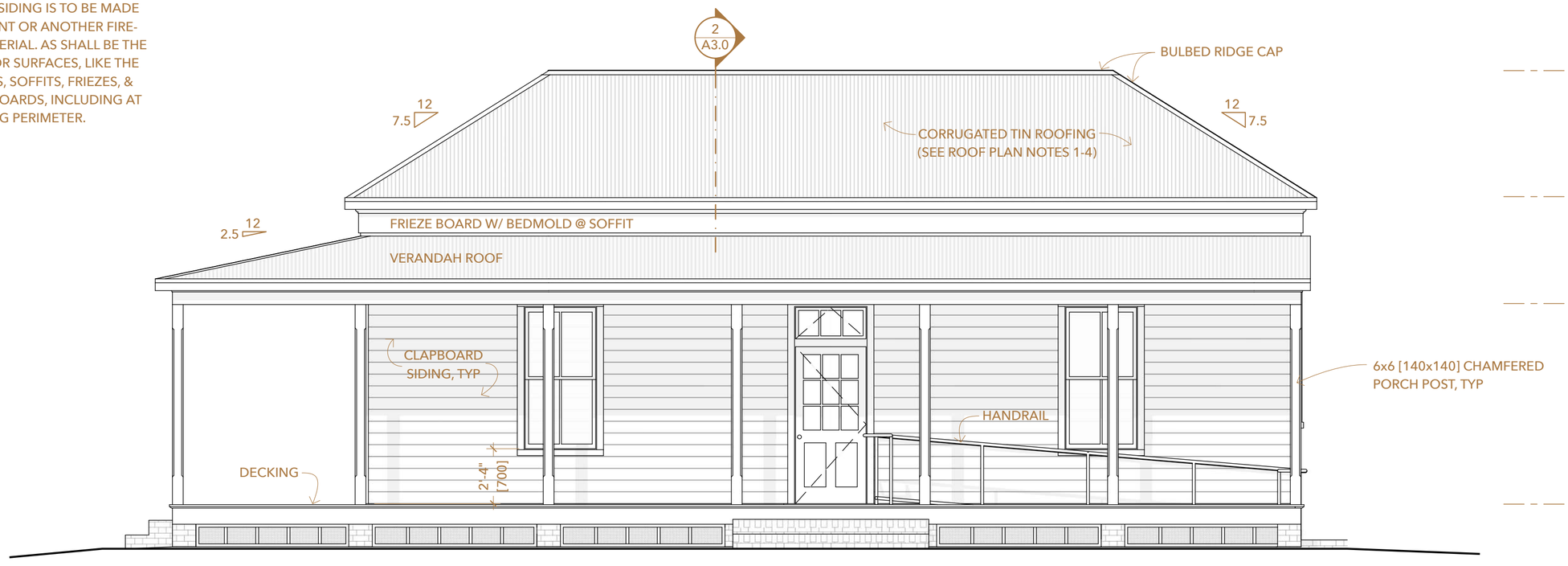
3. HOUSE'S SIDING MATERIAL TO ALSO BE USED ON THE SHOWER STALLS (AND OTHER PRIVACY FENCING).

4. DECKING TO BE T&G BOARDS OF ROT- AND FIRE-RESISTANT MATERIAL, WITH A 1-2% SLOPE DOWN OUTWARD.

5. CLAPBOARD SIDING IS TO BE MADE OF FIBER CEMENT OR ANOTHER FIRE-RESISTANT MATERIAL. AS SHALL BE THE OTHER EXTERIOR SURFACES, LIKE THE FASCIA BOARDS, SOFFITS, FRIEZES, & WATER TABLE BOARDS, INCLUDING AT PORCH DECKING PERIMETER.



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]

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FRONT & RIGHT ELEVATIONS

A2.0

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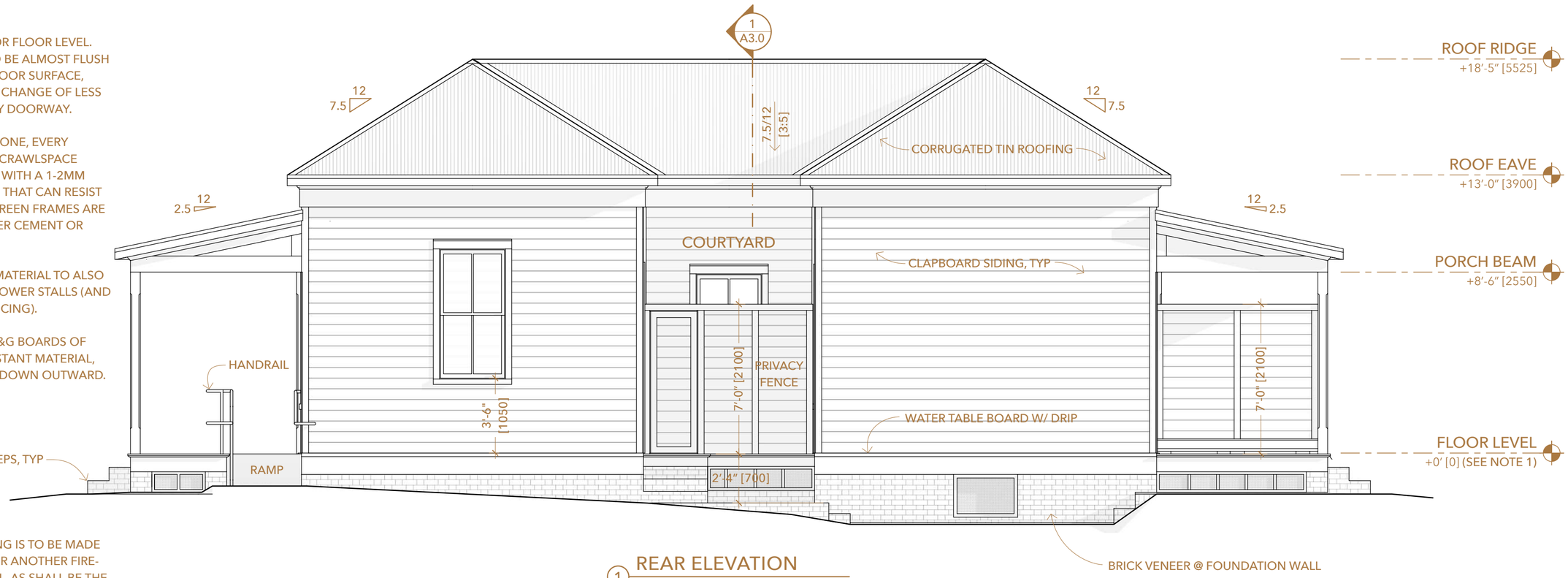
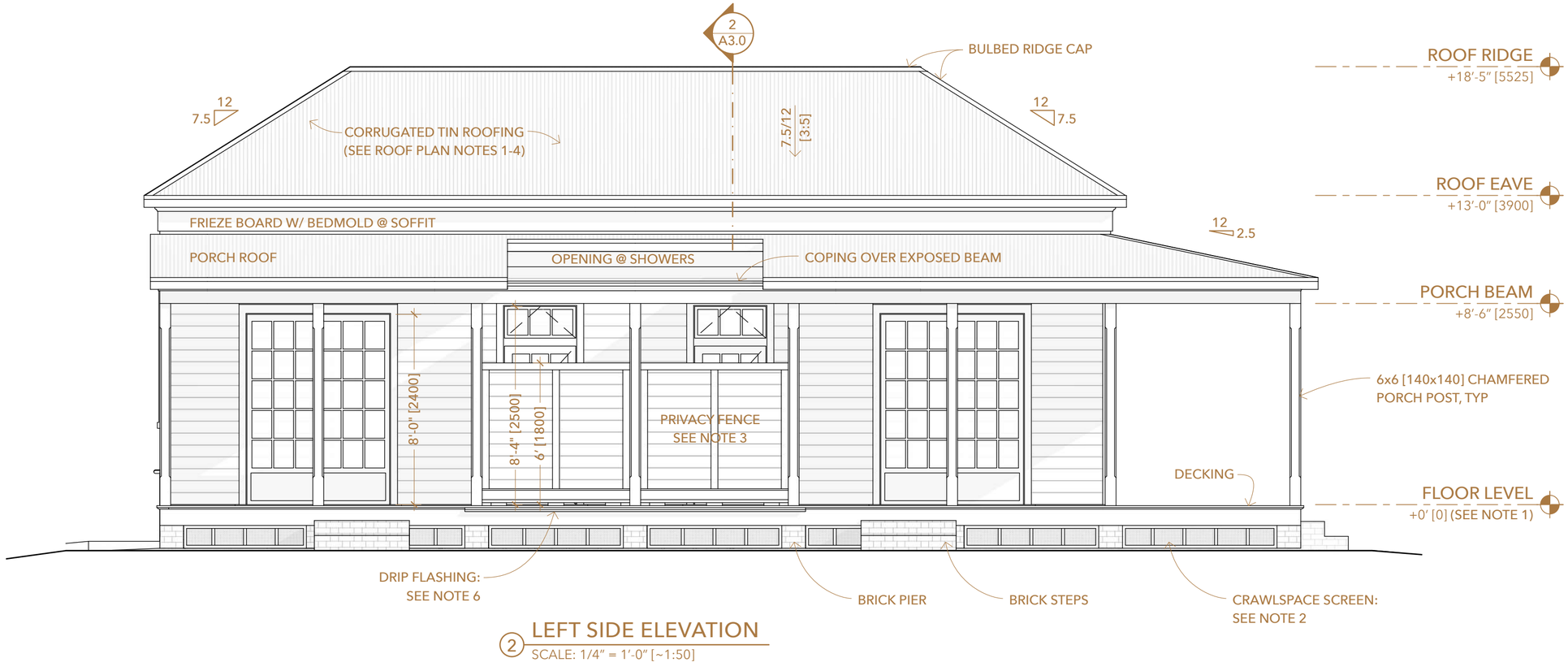
6. OUTDOOR SHOWERS TO DRAIN OUTWARD, W/ DRIP FLASHING BELOW DECKING (PREVENTS WATER DAMAGE). FENCE BOTTOM HAS GAP OF 1.5" [38] (W/ FIBER CEMENT BOARD OVER IT) TO ALLOW WATER TO DRAIN UNDER IT.



1 REAR ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]



2 LEFT SIDE ELEVATION
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REAR & LEFT ELEVATIONS

A2.1

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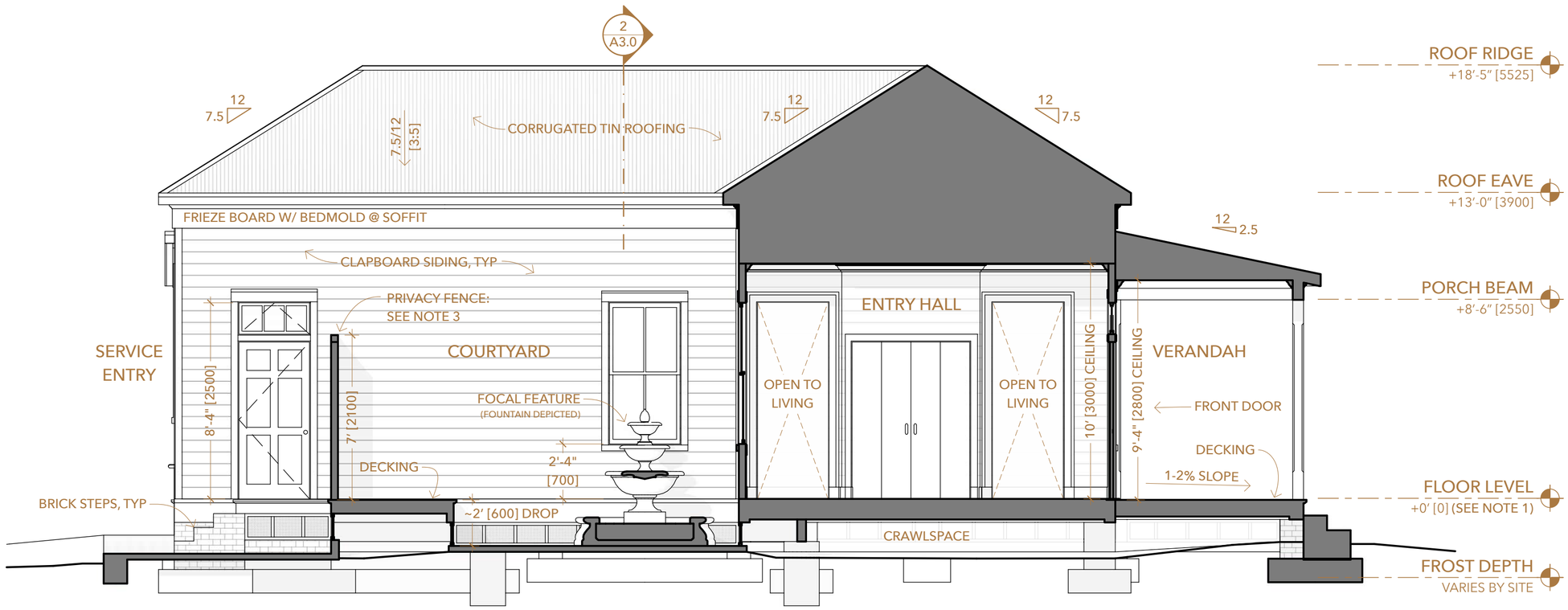
7. OUTERMOST SHOWER WALL IS MADE TO BE LOWER, SO THAT CLOTHESLINES CAN BE STRUNG FROM HERE, AND THE CHORE CAN BE DONE WITH PRIVACY. YET THIS WALL CAN BE RAISED TO MATCH THE HEIGHT OF THE OTHERS.

8. FOR ROOF STRUCTURE NOTES, SEE ROOF PLAN (A1.2).



1 REAR ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]

2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]

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SECTION VIEWS

A3.0